



City Hall  
 1616 Humboldt Avenue  
 West St. Paul, MN 55118  
 651-552-4100  
 FAX 651-552-4190  
[www.wspmn.gov](http://www.wspmn.gov)

## SITE PLAN APPLICATION

Filing Fee: \$275.00  
 Escrow Amount: \$1,300.00  
 Total Fees: \$ 1,575

OFFICE USE ONLY	
Case No: <u>PC 20-10</u>	
Date Received: <u>08/20/2020</u>	
Receipt No: <u>2020-1155</u>	
60 Day Date: <u>10/19/2020</u>	

Street Address of Parcel: 1700 Marthaler Ln

Name of Applicant: Maureen Haggerty Phone # 651-470-5386  
 Address of Applicant: 565 Midwest Trl N Email: highmarkdobes@gmail.com  
Lake Elmo, MN 55042

Name of Owner: Maureen Haggerty Phone # 651-470-5386  
 Address of Owner: same Email: same

### SITE INFORMATION

Legal/PID # of the Property Involved: 427580001010

Present Zoning: I-1 Light Industrial

Proposed Use of Parcel: Same as current use: private 1 hour dog training classes, but year-round with an enclosed building, like our other locations. Currently we only have a pavillion structure so classes are only offered 5 months of the year, outdoors, and dependent on weather.

What will be the effect(s) on existing and anticipated traffic conditions, including parking facilities on adjacent streets: No effect. Exact same business. We offer private 1-hour classes of up to 8 clients led by 1 instructor/employee. We currently offer classes end of May to early October. We would like a building to offer our classes year round like our other Twin Cities locations.

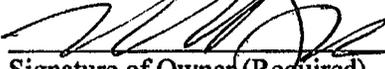
**EXHIBITS REQUIRED**

An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 copies in sets and folded plans, showing application information as follows:

- a. A survey, scaled and dimensioned, site plan showing pertinent existing conditions, such as: parking layout, access provisions, structure locations, drainage, lot area, and yard dimensions, including but not limited to the surrounding parcels within 150 feet.
- b. A complete set of preliminary drawings prepared and signed by a registered civil engineer, architect, and/or landscape architect showing:
  - i. A site plan indicating parking layout, access provisions, structure locations, any fences, walls, or other screening, including height and type of material, landscaping, drainage, trees and shrubbery, including types, locations, and sizes,
  - ii. Building elevations, including finishes on all buildings on all sides,
  - iii. All lighting provisions on site, including type, location, and lumens affecting the surrounding parcels and streets,
  - iv. Curb type and location on site, and
  - v. Proposed plans for sidewalk to service, parking, recreation, and service areas within the site.
- c. Stormwater Management information, including:
  - i. Modeling showing proposed rates are meeting the existing rates for the Atlas-14, 10- and 100-year storm events,
  - ii. Existing and proposed drainage area maps,
  - iii. Utility plan showing existing and proposed storm sewer (if applicable) to verify modeling,
  - iv. Site grading plan,
  - v. If proposing infiltration, soil borings should be submitted to confirm adequate separation,
  - vi. If disturbing more than one acre, water quality modeling showing a 50% total phosphorus removal from runoff
  - vii. If creating more than an acre of net new impervious, volume control calculations to show 1" over the net increase in impervious being infiltrated.

**ACKNOWLEDGE AND SIGNATURE**

The undersigned hereby represents upon all penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St Paul and the State of Minnesota.

  
\_\_\_\_\_  
Signature of Owner (Required)

651-470-5386  
\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Signature of Applicant (If different)

\_\_\_\_\_  
Phone Number

**NOTE: All Materials relevant to this Application must be filed on or before the dates listed on the Operating Procedures for Applicants page. The Planning Commission holds its regular meeting at 7:00pm on the third Tuesday of each month.**

**LAPSE OF SITE PLAN:** An approved site plan shall lapse and become null and void six months following the date on which the Plat was approved, unless prior to the expiration of six months a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion on the subject site. An approved Site Plan may be renewed once for a period of one year by the City Council.

**FEES**

- 1. The fees to be paid by each applicant for each zoning request shall be as prescribed by the City Council. Fees shall be payable at the time applications are filed with the Zoning Administrator and are not refundable unless the application is withdrawn prior to being sent for legal publication and notice. There shall be no fee in the case of applications filed in the public interest by the City Council or by the Planning Commission. Fees shall include application fee, filing fees, consultant, legal, planning, and engineering fees.
- 2. Applicants shall deposit with the City, together with the application filing fees, the sums required by Council resolution toward prepayment of the Consultants and Attorney's expenses and all costs to be billed and charged to the City. The prepayment amounts shall be a credit toward all reasonable fees and expenses charged by the Consultants to the City in the investigation report and recommendation to the City Council concerning the application. All reasonable expenses and fees, in excess of the deposit, shall be paid by the applicant to the City within 30 days of final action on the matter by the City. If not paid within 30 days, the account shall be deemed delinquent. If the fees and expenses incurred by the City from the Consultants are less than the amount of deposit, such excess shall be returned to the applicant upon final action by the City in said manner.

**CITY OF WEST ST. PAUL, MN  
NOTICE OF PUBLIC HEARING**

The listed items below will be a Public Hearing at the Planning Commission Meeting Tuesday, September 15, 2020 at 6:30 pm and a Public Hearing at the City Council Meeting Monday, September 28, 2020 at 6:30 p.m.:

**PC Case 20-10 – Site Plan Review for the Expansion of an Existing Building at 1700  
Marthaler Lane – Maureen Haggerty**

If you have any questions regarding the hearing item listed above, please contact Melissa Sonnek, City Planner at (651) 552-4134.

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For Informational Purposes Only – Not for Publication

Shirley Buecksler  
City Clerk

Published: September 2, 2020  
Twin Cities Pioneer Press

Posted: September 3, 2020  
City of West St. Paul

To: **Melissa Sonnek, City Planner**  
Through: **Dave Schletty, Asst. Parks & Recreation Director**  
From: **Environmental Committee**  
Date: **September 8, 2020**

## **PC Case #20-10 – Site Plan Review for Expansion of an Existing Building at 1700 Marthaler Ln – Maureen Haggerty**

### **BACKGROUND:**

At the September 2, 2020 meeting, the Environmental Committee (EC) reviewed the landscape plans submitted by Maureen Haggerty for the Expansion of an Existing Building at 1700 Marthaler Ln, Canine Coach.

This was a simple plan review for the committee with very little landscaping. Members were in agreement with the City Planner's recommendation to require 4" in tree replacement. There were also in favor of planter boxes in front of the building instead of shrub replacement. They would like to be sure that all annuals or perennials that are planted are pollinator friendly and not treated with neonicotinoids.

### **RECOMMENDATION:**

Environmental Committee members approve of the expansion of an existing building at 1700 Marthaler Ln, with the additions listed below:

1. Minimum replacement of one tree measuring four caliper inches,
2. Replace existing mulch and plantings in the front of the building with planter boxes, and
3. All annuals/perennials planted on site to be pollinator friendly and not treated with neonicotinoids.



**GENERAL NOTES AND SPECIFICATIONS**

- The materials and labor shown on these plans that are provided by Cleary Building Corp. are limited to those materials and labor as defined by the Cleary Building Corp. contract. Additional materials or accessories that are not being provided by Cleary Building Corp. may be shown on plans for context or building code compliance.
  - This building is designed in accordance with the following codes and specifications:  
2020 Minnesota Building Code  
2018 Edition Of "National Design Specifications for Wood Construction"
- Use Group(s) Classification: \_\_\_\_\_ B  
 Building Use: \_\_\_\_\_ Dog Training Facility  
 Type of Construction: \_\_\_\_\_ Type VB  
 Building Addition Square Footage: \_\_\_\_\_ 1596 Sq. Ft.  
 Existing Building Square Footage: \_\_\_\_\_ 1984 Sq. Ft.  
 Building Gross Square Footage: \_\_\_\_\_ 3580 Sq. Ft.
- Building Design Loads:  
 Design Snow Load: \_\_\_\_\_ 50 PSF Ground Snow Load ( $P_g$ )  
 \_\_\_\_\_ 35 PSF (for balanced roof snow load)  
 Design Wind Speed: \_\_\_\_\_ 115 MPH (Exp C)  
 Seismic Use Group: \_\_\_\_\_ I  
 Seismic Design Category: \_\_\_\_\_ A
- Maximum Considered Earthquake Ground Motion for:  
 0.2 Second Spectral Response ( $S_s$ ): \_\_\_\_\_ 4.8%g  
 1.0 Second Spectral Response ( $S_{1.0}$ ): \_\_\_\_\_ 2.8%g
- All lumber, unless noted otherwise, shall be S4S #2 SPF or better. All lumber embedded in the ground shall be treated with Chromated Copper Arsenate to a retention level of .60 lbs. per cubic foot.
  - Grading should be such that the surface water is drained away from the foundation. Minimum grade would be six inches of vertical drop per ten feet of horizontal away from the foundation (5%).
  - Fill used for concrete floor slab sub grade, if present, shall be reasonably graded granular material. Fill used in columns holes shall be the excavated soil unless noted otherwise. All fill shall be free from debris, stones over 4"Ø and frozen material.
  - Electrical work is not a part of this drawing and shall be installed as per applicable codes.
  - Heating, ventilating, and air conditioning work is not a part of this drawing and shall be installed as per applicable codes.
  - Plumbing work is not a part of this drawing and shall be installed as per applicable codes.
  - All nails are to be threaded hardened steel unless otherwise noted.
  - This design is based on a building site with sand, silty sand, clayey sand, silty gravel, clayey gravel soil. As per the IBC building code and Referenced Table 1806.2, an assumed soil bearing design value of 2000 psf has been used in this design. If information is discovered before or during construction contrary to this, the building designer should be contacted.

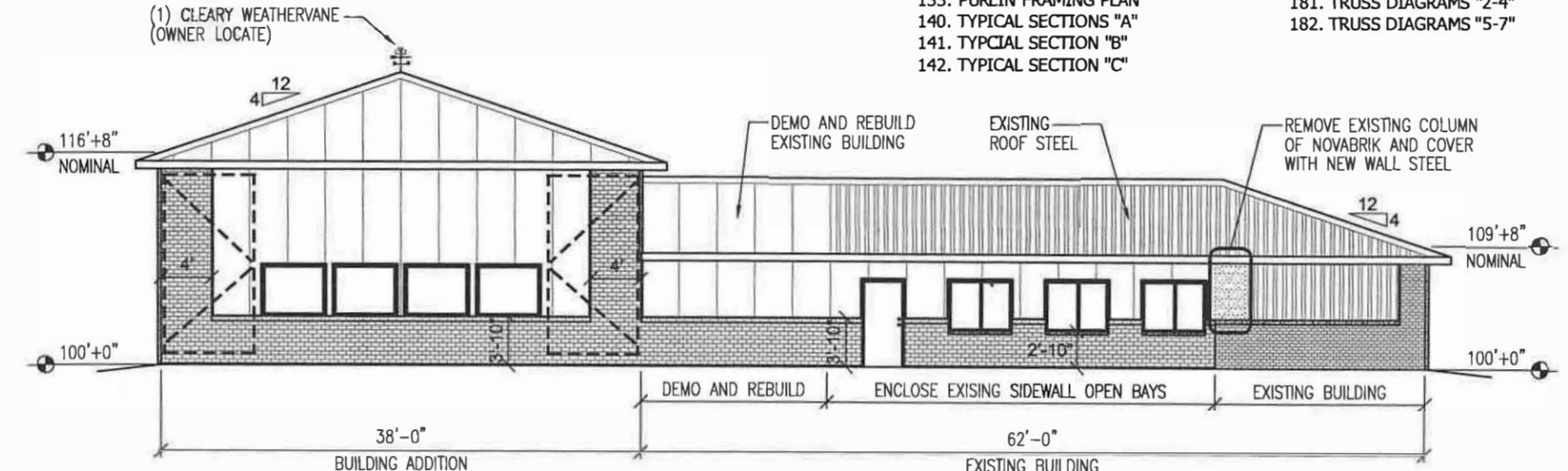
**NOTE:**  
This building, as depicted, must be constructed 10 feet or more from any and all lot lines and 20 feet or more from any other buildings on the same lot. See IBC code and/or the local building official for exceptions.

**NOTE:**  
This document, as presented and sealed, is not intended to be, nor should it be construed as such, a complete building design. It is intended to represent just the building itself. The design of the electrical, mechanical, plumbing, as well as the floor, footings, and foundation walls, are excluded from this plan. It should also be noted that the designer makes no representation as to the soil bearing capacity or condition of the soil at the building site. It is the understanding of both Cleary Building Corp. and the designer that the client is contracting with other design professionals who will prepare a complete design of the concrete floor, footing and foundation base on existing site conditions.

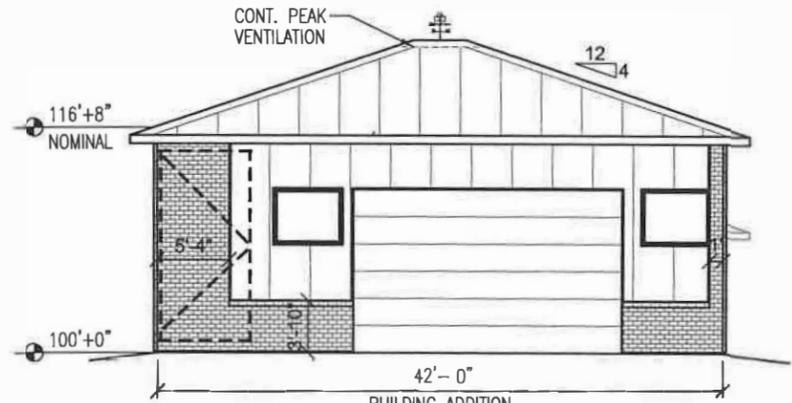
**NOVABRIK NOTE:**  
USE THE HORIZONTAL DIMENSIONS ON THIS SHEET TO LOCATE THE NOVABRIK/STEEL TRANSITIONS. DIMENSIONS DO NOT INCLUDE THE CORNER BLOCKS.

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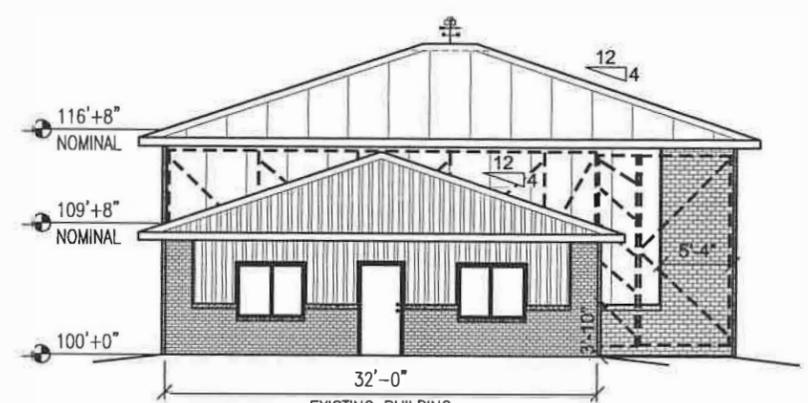
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- 111. FACADE MATERIAL ELEVATIONS
- 120. CONCRETE FOUNDATION PLAN
- 121. CONCRETE FOUNDATION DETAILS
- 122. CONCRETE BRACKET DETAILS
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- 170. DIAPHRAGM ACTION and MISC. DETAILS
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- 181. TRUSS DIAGRAMS "2-4"
- 182. TRUSS DIAGRAMS "5-7"



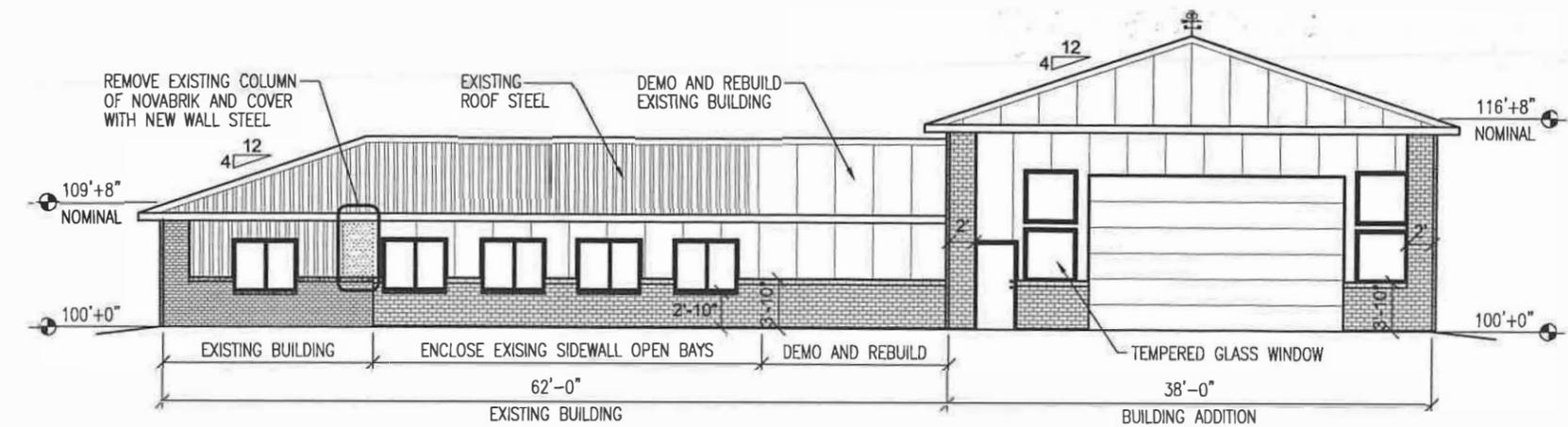
**NORTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**



**SOUTH ELEVATION**



190 PAOLI STREET / P.O. BOX 930220  
VERONA, WI 53593 / (800) 373-5550

**DRAWN BY: R. BURKARD**

**DATE DRAWN: 02/27/2020**

**PLAN REVISIONS:**

NUMBER	DATE	BY
1	7/2/20	RB
2		
3		
4		

**PROJECT NAME: HAGGERTY, MAUGEEEN**  
**PROJECT SITE ADDRESS: 1700 MARTHALLER LANE SAINT PAUL, MN - DAKOTA COUNTY**  
**BUILDING SIZE: 42'-0" x 48'-0" x 16'-8"**  
**SHEET NAME: ELEVATIONS**

**PROJECT NUMBER: 2020100379**

**SHEET NUMBER: 110**

**SHEET SCALE: NONE**

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly registered Professional Engineer under the laws of the State of Minnesota.

Signature: *[Signature]* Date: 7/9/20  
**Karl H. Lemmenes / License #26764**  
 Printed Name:

My license renewal date is: 6/30/2020



190 PAOLI STREET / P.O. BOX 930220  
 VERONA, WI 53593 / (800) 373-5560

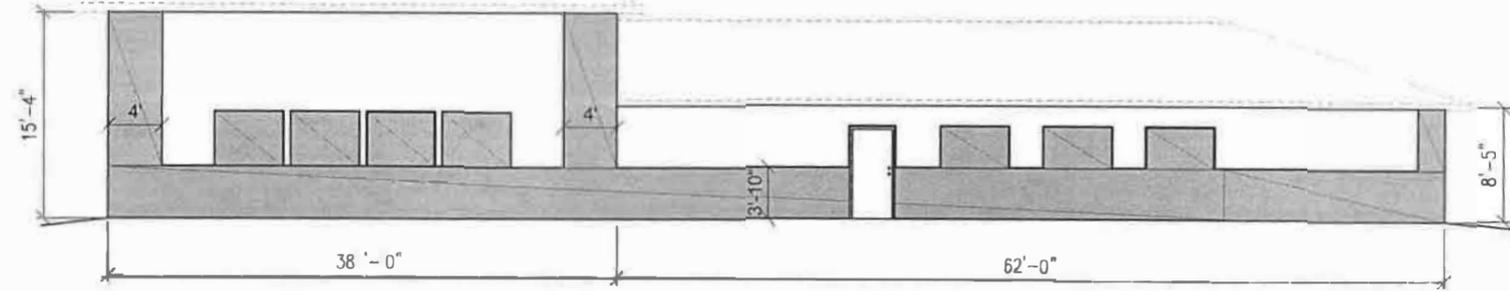
DRAWN BY: *dy*

DATE DRAWN: 7/7/2020

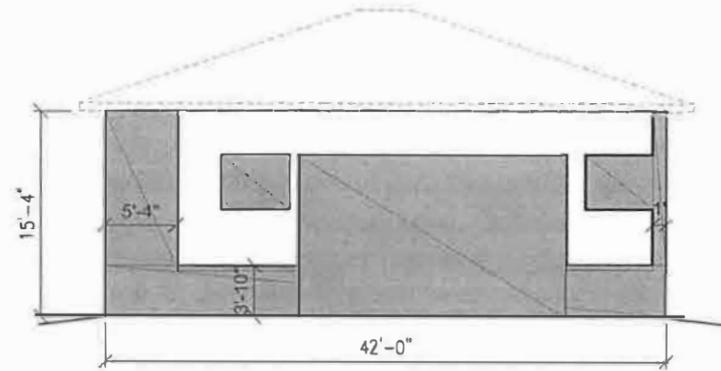
PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		

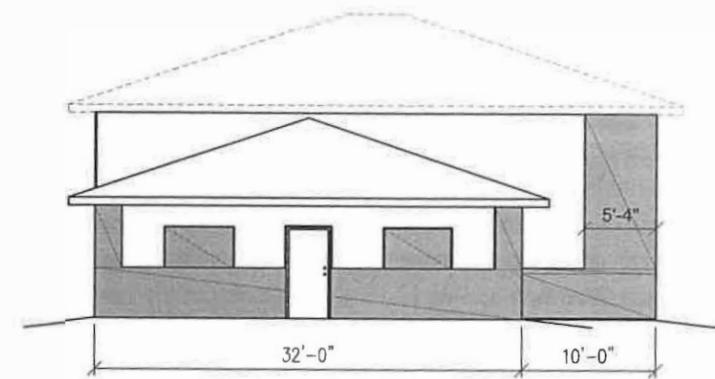
 PRIMARY WALL MATERIALS  
 SECONDARY WALL MATERIALS



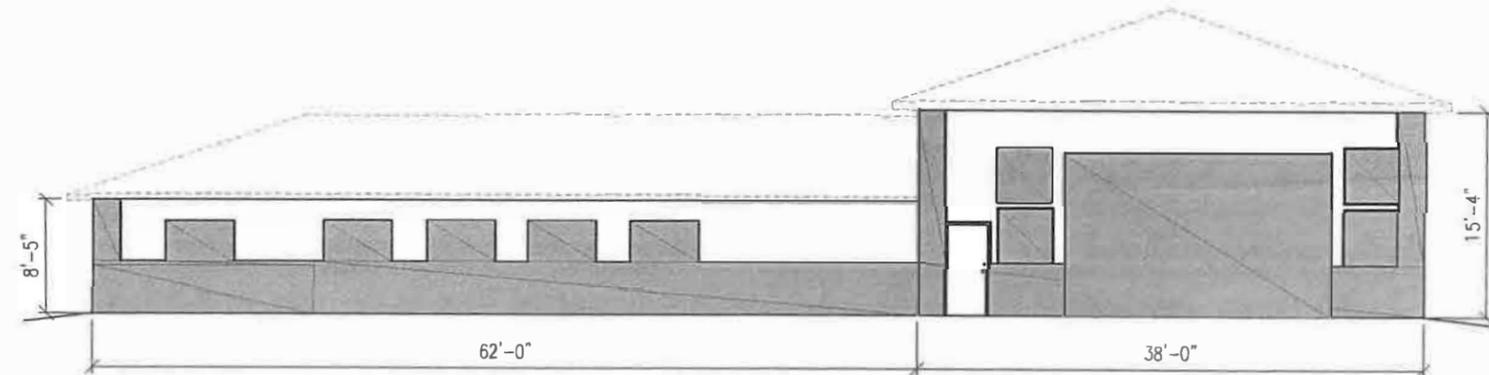
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Primary Materials (SF)	North	South	East	West	Total
	597	727	437	256	2017
Secondary Materials					
	508	378	206	261	1353
total wall area	1105	1105	643	517	3370
% Primary	54.0%	65.8%	68.0%	49.5%	60%

PROJECT NAME: **HAGGERTY, MAUGEN**  
 PROJECT SITE ADDRESS: 1700 MARTHALLER LANE  
 SAINT PAUL, MN - DAKOTA COUNTY  
 BUILDING SIZE: 42'-0" x 48'-0" x 16'-8"  
 SHEET NAME: FACADE MATERIALS ELEVATIONS

PROJECT NUMBER: **2020100379**

SHEET NUMBER: **111**

SHEET SCALE: NONE

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.

Signature:  Date: 7/9/20  
 Karl H. Lemmenes / License #26764  
 Printed Name:

My license renewal date is: 6/30/2020



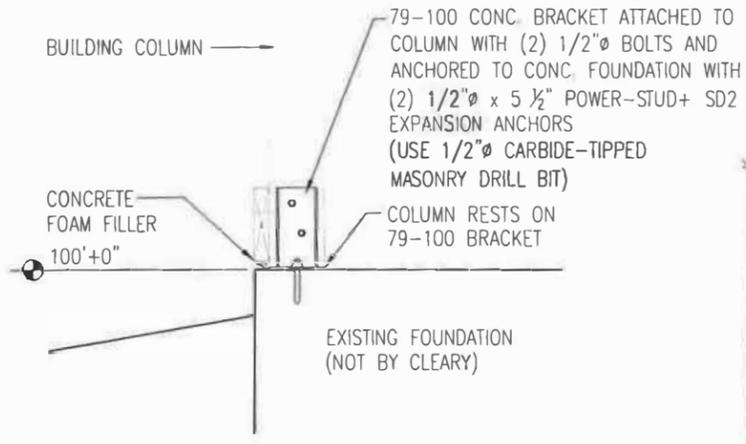
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 VERONA, WI. 53593 / (800) 373-5550

DRAWN BY: R. BURKARD

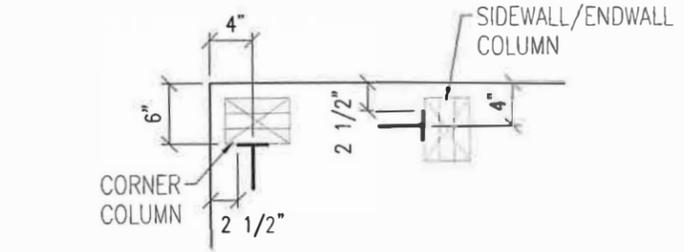
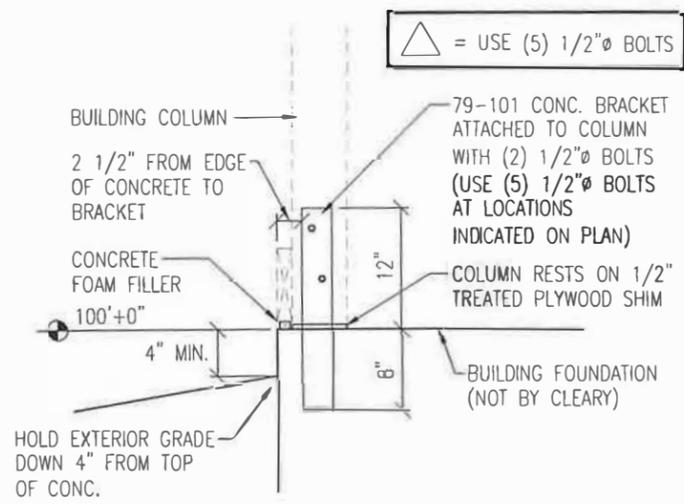
DATE DRAWN: 02/27/2020

PLAN REVISIONS:		
NUMBER	DATE	BY
1	7/2/20	RB
2		
3		
4		

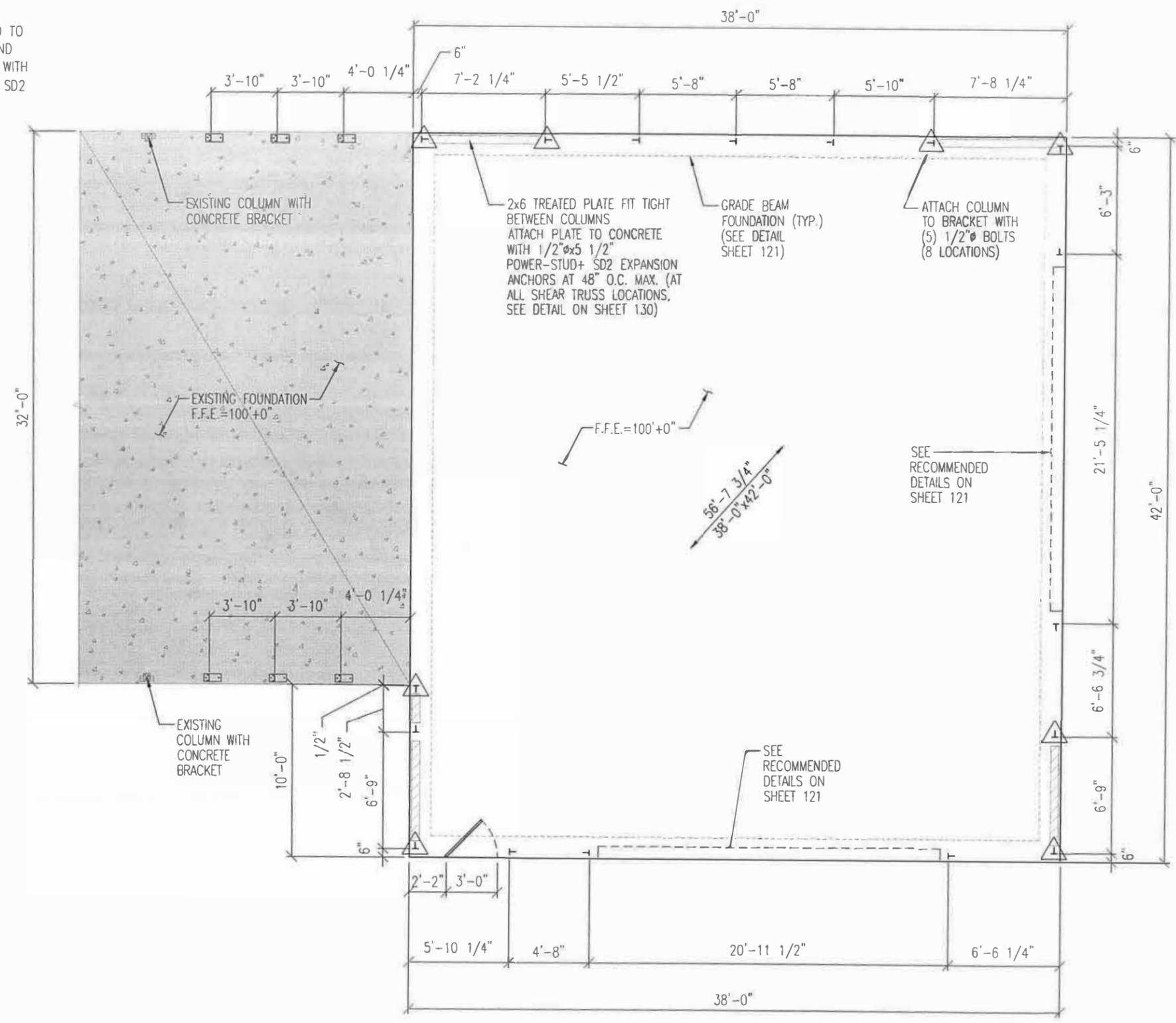
NORTH



**DRY-SET CONCRETE BRACKET ATTACHMENT DETAIL**



**WET-SET CONCRETE BRACKET PLACEMENT AND ATTACHMENT DETAIL**



PROJECT NAME: **HAGGERTY, MAUGEEN**  
 PROJECT SITE ADDRESS: 1700 MARTHALLER LANE  
 SAINT PAUL, MN - DAKOTA COUNTY  
 BUILDING SIZE: 42'-0" x 48'-0" x 16'-8"  
 SHEET NAME: CONCRETE FOUNDATION PLAN

PROJECT NUMBER: **2020100379**  
 SHEET NUMBER: **120**  
 SHEET SCALE: NONE

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.

Signature: *[Signature]* Date: 7/19/20  
 Karl H. Lemmenes / License #26764  
 Printed Name: Karl H. Lemmenes  
 My license renewal date is: 6/30/2020